



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

July 21, 2005

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairman Thigpen**

**Invocation ..... Dean Thompson**

**Pledge of Allegiance ..... Deanne Hall**

**Quorum (80%) ..... Chairman Thigpen**

**Approval of Minutes for July 7, 2005 ..... Chairman Thigpen**

**Dean Thompson moved to approve the minutes of July 7, 2005. Deanne Hall seconded the motion. Motion carried 4-0.**

**Reading of the Agenda ..... Director Browning**

**Approval of the Agenda ..... Chairman Thigpen**

**Deanne Hall moved to approve the agenda as presented. Motion seconded by Dean Thompson and carried 4-0.**

### **Old Business**

1. **Chastain Place, f.k.a. Chamblin Place**, Phase 1, Located on Chamblin Road, Zoned R-2 RCO, 84 lots, 26.7 acres, *Commission District 3*.

**Motion made by Deanne Hall and seconded by Dean Thompson to table Chastain Place until the August 4, 2005 meeting at the request of the petitioner. Motion carried 4-0.**

2. **ORD 05-06-01 Text Amendment to buffers and setbacks** Increase required buffers and setbacks to 40 feet for all zones and uses adjacent to low-moderate residential zoning districts

**Motion made by Dean Thompson and seconded by Deanne Hall to approve ORD 05-06-01 Text Amendment to buffers and setbacks, with the stipulation that 60 foot natural buffers are recommended for M-1, M-2, and C-3 zoning districts next to low and moderate density residential districts, and with the stipulation that structural buffers should not include wooden fences or other organic material with a shortened life span. Motion carried 3-1 (Atkins opposed).**

### **New Business**

**Final Plat ..... Director Browning/Staff**

3. **Jones Station** –Located on Southern Pines Drive, Zoned PUD, 54 attached units, 14.10 acres. *Commission District 1*.

**Motion made by Deanne Hall and seconded by Dean Thompson to approve Jones Station with staff comments and conditions. Motion carried 4-0.**

**Preliminary Plat ..... Director Browning/Staff**

4. **River Island Settlement Section II, Phase I** –Located on Blackstone Camp Road, Zoned PUD, 148 Lots, 167.36 acres. *Commission District 1*.

**Motion made by Dean Thompson and seconded by Deanne Hall to table River Island Settlement Section II, Phase I until the August 4, 2005 meeting at the request of the petitioner. Motion carried 4-0.**



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### Rezoning.....Director Browning/Staff

5. **RZ05-07-01** request by James C. Larson and Ricky and Ann Mays to rezone Tax Map 074 Parcels 113 and 114, 9.0 acres, from R-1 (single family residential) to C-2 (general commercial) located at 4066 & 4064 Jimmie Dyess Parkway. *Commission District 2*

**Motion made by Dean Thompson and seconded by Tom Sprague to approve RZ05-07-01 to include all departmental comments and to close the public hearing. Motion carried 4-0.**

6. **RZ05-07-02** request by Pastor Robert Smith, Jr. and Journey Community Church to rezone Tax Map 050 Parcels 005 and 005A, 17.32 acres, from R-A (residential agricultural) to S-1 (special district for a church) located at 5454 & 5456 Columbia Road. *Commission District 3*

**Motion made by Deanne Hall and seconded by Dean Thompson to approve RZ05-07-02 to include all departmental comments including restrictions on outdoor lighting and to close the public hearing. Motion carried 4-0.**

7. **RZ05-07-03** request by Robert Bailey and Clay Lancaster, Jr. to rezone Tax Map 067 Parcel 140, 4.7 acres, from R-1 (single family residential) to PUD (planned unit development) located at 4831 Columbia Road. *Commission District 3*

**Motion made by Deanne Hall and seconded by Dean Thompson to table RZ05-07-03 at the request of the petitioner until the August 4, 2005 meeting, and to close the public hearing. Motion carried 3-0-1 (Atkins abstained).**

8. **RZ05-07-04** request by New Heights Community Church, Inc. to amend the S-1 site plan for Tax Map 050 Parcel 070, 12.00 acres, located on Columbia Road 430 feet from the intersection of Chamblin Road. *Commission District 3*

**Motion made by Dean Thompson and seconded by Deanne Hall to approve RZ05-07-04 to include all departmental comments including restrictions on outdoor lighting and to close the public hearing. Motion carried 4-0.**

9. **Corridor Protection Overlay District** Presentation to implement Corridor Protection Overlay District (CPOD) on Fury's Ferry Road and Columbia Road. *Commission Districts 1, 2 and 3*

**Motion made by Deanne Hall and seconded by Dean Thompson to establish corridor overlay public hearings according to the following schedule: Fury's Ferry Road, September 1, 2005; north Washington Road, September 15, 2005; Columbia Road, October 6, 2005; south Washington Road, October 20, 2005 Motion carried 4-1 (Atkins opposed).**

### Staff Comments .....Director Browning/Staff

Process for Dedicating or Conserving Open Space

**Mr. Browning provided a very brief overview of the process for dedicating property or otherwise committing property to conservation status.**

### Public Comments.....Chairman Thigpen

### Adjourn (7:45 p.m.).....Chairman Thigpen



# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

July 21, 2005

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: July - August 2005

Board/Commission	Date	Time	Location
Planning Commission	July 21, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	July 25, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	August 2, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	August 4, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	August 8, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	August 16, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	August 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	August 22, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, August 2, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, July 29, 2005 to place their name on the agenda for presentation.